



# CASE NO: Z2004248

## Staff and Zoning Commission Recommendation - City Council

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**Date:** December 09, 2004

**Zoning Commission Meeting Date:** November 16, 2004

**Council District:** 6

**Ferguson Map:** 612 A2

**Appeal:** No

**Applicant:**

Dynamic Landhold , L. P.

**Owner:**

Dynamic Landhold , L. P.

**Zoning Request:** From R-6 Residential Single-Family District to C-3 Commercial District  
0.36 acres out of NCB 34400

**Property Location:** Approximately 500 feet north of the northwest corner West Loop 1604 West and West Military Drive

**Proposal:** To complete commercial development to the south.

**Neighborhood Association:** The Villages of Westcreek Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### **Staff Recommendation:**

Approval.

The subject property and surrounding properties are currently vacant. The properties to the west and north are currently zoned R-6 Single-Family Residential District. The subject property is located within the West Military Drive (a secondary arterial) and West Loop 1604 North (a freeway) commercial node. A drug store is under construction to the immediate south of the subject property. The subject property will be used to continue the development of the drug store.

### **Zoning Commission Recommendation:**

Approval

### **VOTE**

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Robin Stover 207-7945

**Z2004248**

**ZONING CASE NO. Z2004248** – November 16, 2004

Applicant: Dynamic Landhold, L. P.

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

Andy Guerrero, 3134 Renker, representing the owner, stated they are requesting this change in zoning to complete the existing commercial development. He stated the property adjacent to the subject property was recently rezoned to construct a Walgreen's Drug Store and will be used in conjunction with drug store.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on 0.36 acres out of NCB 34400 approximately 500 feet north of the northwest corner of West Loop 1604 West and West Military Drive.
2. There were 5 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.